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APR 27 2023

BLAINE COUNTY  
LAND USE & BUILDING SERVICES

4/26/2023

To: Blaine County Board of County Commissioners

Blaine County Land use and Building Services

From: William Carr

Re: 60 Cooper dr. Plat amendment application

70 Cooper dr.

Bellevue Id

Hello,

My name is William Carr and I am the owner of Lot 11 of Griffin Ranch Subdivision PUD Phase 3.

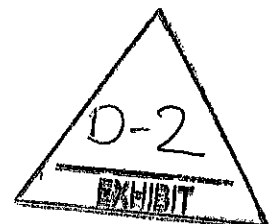
I have reviewed the Updated Plat Amendment Application submitted by my neighbor Annette Wachter Lot 10 I am in complete opposition to the proposal to add an accessory building envelope behind our property.

The address of my property is 70 Cooper Drive and is adjacent to the applicant. My apologies to the Commissioners for not attending the first meeting held on this matter. I have recently sold my residence in California and my forwarded mail reached me too late to provide comment at the initial hearing. I am grateful to have this opportunity to provide comments on the application made by Anette Wachter at 60 Cooper Drive.

I have great concerns about the placement of the proposed accessory building envelope. Its location will have a tremendous impact on the view corridor of my property to the north. In fact, it has been placed squarely behind my property completely taking away my view. Griffin Ranch was originally designed with specific building envelopes on each lot. As a buyer, I chose to purchase in Griffin Ranch because I knew exactly how my neighbors could develop their lots when they built their homes. 60 Cooper Drive was provided with a building envelope of 37,807 square feet in proportion to their large acreage lot. It is my understanding that a person is allowed to fill the building envelope they have been allotted once granted by the County. The owner of Lot 10's application states that they intend to build a barn and quarantine sheds. I am not sure exactly what a quarantine shed may be, but I am opposed to it being adjacent to my property. An additional 11875 square foot building envelope will provide them with a combined total of approx. 49,675 square feet which is significantly more than any building restrictions provided by the Griffin Ranch CC&R's.

Upon my review of the plan, no part of the barn they propose obstructs their view corridor. It is situated plainly to the side of their residence to impact the views of several of their neighbors. It would seem that if the applicant were to bear the visual burden of the construction, that element would also contribute to the quality of what they build. If the applicant places their barn behind their own residence, it will only affect their view.

I have reviewed the document uploaded from Josh Glick who is on the Griffin Ranch DRC requesting a letter from the architect on our DRC saying that the DRC would approve this project. I have also read the response from Jolyon Sawrey the architect on our DRC which is also uploaded. I interpret the letter from



the Griffin Ranch Subdivision Design Review Committee member, Jolyon Sawrey, as not making a commitment to approval of the project. I question whether the builder, Josh Glick who is a member of our Design Review Committee is also giving the impression that this project has their approval. Does this seem like a conflict of interest? It appears so to me. I would have hoped the Design Review Committee, as an advocate and leader of the entire subdivision, would have consulted with me to help protect my interest and investment in my Lot, however, I am disappointed that they have not. Instead, Josh Glick is working independently with Anette Wachter so he may build her a barn which he is to surely profit from and we would lose value to and desire of our property Lot 11.

I have reached out to the President of the Homeowners Association for her interpretation of any possible conflict and design approval. I have not yet heard back from her.

Again, I am asking the Commissioners' consideration and assistance in this process as my only means for protecting my investment and the idea of the retirement home I hope to build someday. That vision began many years ago when I photographed the view from the lot. I did this with the concept that I knew where the building envelopes of my neighbors would be. I believe the applicants knew exactly where their building envelope existed when they purchased their property and are now attempting to redesign the subdivision with their application. However, their design becomes my barn, not theirs.

Any approval of the submitted Plat amendment as proposed will immediately affect the value and future enjoyment of our property and we are strongly opposed to the project.

Your help is appreciated.

Respectively submitted,

William Carr





